



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMADA

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Issuance of Non-Exclusive On-Demand Airport-Based Shuttle Bus Concessions
Honolulu International Airport OAHU

The Department of Transportation (DOT) proposes to offer two Non-Exclusive On-Demand Airport-Based Shuttle Bus Concessions at the Honolulu International Airport on the Island of Oahu. The following contains a description and summary of some of the major terms and conditions that the DOT anticipates incorporating into the Concession Agreement ("Agreement"):

PURPOSE:

To award Agreements to two qualified Concessionaires submitting the highest bids to operate non-exclusive Concessions at Honolulu International Airport.

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.

LOCATION:

Honolulu International Airport (HNL), Terminal Building Complex.

PREMISES:

At Commencement of the Agreement.

1. Passenger Service Space.
 - a. Interisland Terminal Complex, Building 310 Space No. 151A, containing an area of approximately 73 square feet as shown on

Exhibit B-1 dated December 2009, attached hereto and made a part hereof.

- b. Interisland Terminal Complex, Building 310 Space No. 151C, containing an area of approximately 79 square feet as shown on Exhibit B-1 dated December 2009, attached hereto and made a part hereof.
- c. Diamond Head Extension, Building 341 Space No. 108A, containing an area of approximately 62 square feet as shown on Exhibit B-4 dated December 2009, attached hereto and made a part hereof.
- d. Diamond Head Extension, Building 341 Space No. 108D, containing an area of approximately 62 square feet as shown on Exhibit B-4 dated December 2009, attached hereto and made a part hereof.
- e. Ewa Extension Domestic Building, Building 344, Space No. 102F, containing an area of approximately 30 square feet as shown on Exhibit B-3 dated December 2009, attached hereto and made a part hereof.
- f. Ewa Extension Domestic Building, Building 344, Space No. 102G, containing an area of approximately 30 square feet as shown on Exhibit B-3 dated December 2009, attached hereto and made a part hereof.
- g. International Arrivals Building, Building 346, Space No. 104E, containing an area of approximately 31 square feet as shown on Exhibit B-2 dated December 2009, attached hereto and made a part hereof.
- h. International Arrivals Building, Building 346, Space No. 104F, containing an area of approximately 31 square feet as shown on Exhibit B-2 dated December 2009, attached hereto and made a part hereof.

2. Bus Parking and Passenger Pickup/Dropoff

- a. Space No. 610-203A, containing an area of approximately 657 square feet as shown on Exhibit B-5 dated December 2009, attached hereto and made a part hereof.
- b. Space No. 610-203B, containing an area of approximately 657 square feet as shown on Exhibit B-5 dated December 2009, attached hereto and made a part hereof.
- c. Space No. 610-171 F & G, containing an area of approximately 140 square feet as shown on Exhibit B-7 dated December 2009, attached hereto and made a part hereof.
- d. Space No. 610-171 H & J, containing an area of approximately 140 square feet as shown on Exhibit B-7 dated December 2009, attached hereto and made a part hereof.
- e. Space No. 610-193F, containing an area of approximately 857 square feet as shown on Exhibit B-6 dated December 2009, attached hereto and made a part hereof.
- f. Space No. 610-193G, containing an area of approximately 857 square feet as shown on Exhibit B-6 dated December 2009, attached hereto and made a part hereof.

ZONING:

Land Use: Urban
County: Industrial (I-2)

TAX MAP KEY:

Honolulu International Airport, Island of Oahu, Hawaii
1st Division – 1-1-03:Portion of 1

LAND STATUS:

Section 5(a), Hawaii Admission Act –Non-Ceded
DHHL 30% entitlement lands Yes___ No__X__

TERM:

Five (5) years.

CONCESSION FEE:

Annual Concession Fee. The total annual Concession Fee shall be the greater of the following:

- a. Minimum Annual Guaranteed Fee. The minimum annual guaranteed fee for the first year of the term of the Concession Agreements, as set forth in the Concessionaires' Bid Proposals; or
- b. Percentage Fee. Fifteen per cent (15%) of the Concessionaires' annual gross receipts generated from, related or attributable to, or connected with the operation of the concession.

IMPROVEMENTS:

The Concessionaires will be required to invest a minimum total of \$10,000.00 for improvements, certain fixtures and equipment on or within the premises of the spaces assigned under the Concession Agreement in accordance with DOT and county building standards.

BASIS OF AWARD:

The award of the Agreements will be to the two highest responsible bidders, based upon the total amount of the minimum annual guaranteed concession fee bid for the five-year term of the Agreement.

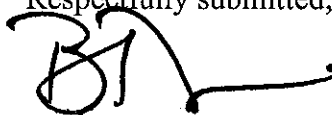
REMARKS:

The Non-Exclusive On-Demand Airport-Based Shuttle Bus Concessions at Honolulu International Airport should provide an improved level of customer services over the existing exclusive concession. The Non-Exclusive On-Demand Airport-Based Shuttle Bus Concessions provide a valuable service to the traveling public by providing an alternative to private vehicles, rental cars and taxis as a means of getting to and from the airport.

RECOMMENDATION:

That the Board authorize the call for sealed bid tenders and issuance of two new Non-Exclusive On-Demand Airport-Based Shuttle Bus Concessions as hereinabove outlined, subject to (1) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (2) review and approval of the Department of the Attorney General as to the agreement form and content.

Respectfully submitted,

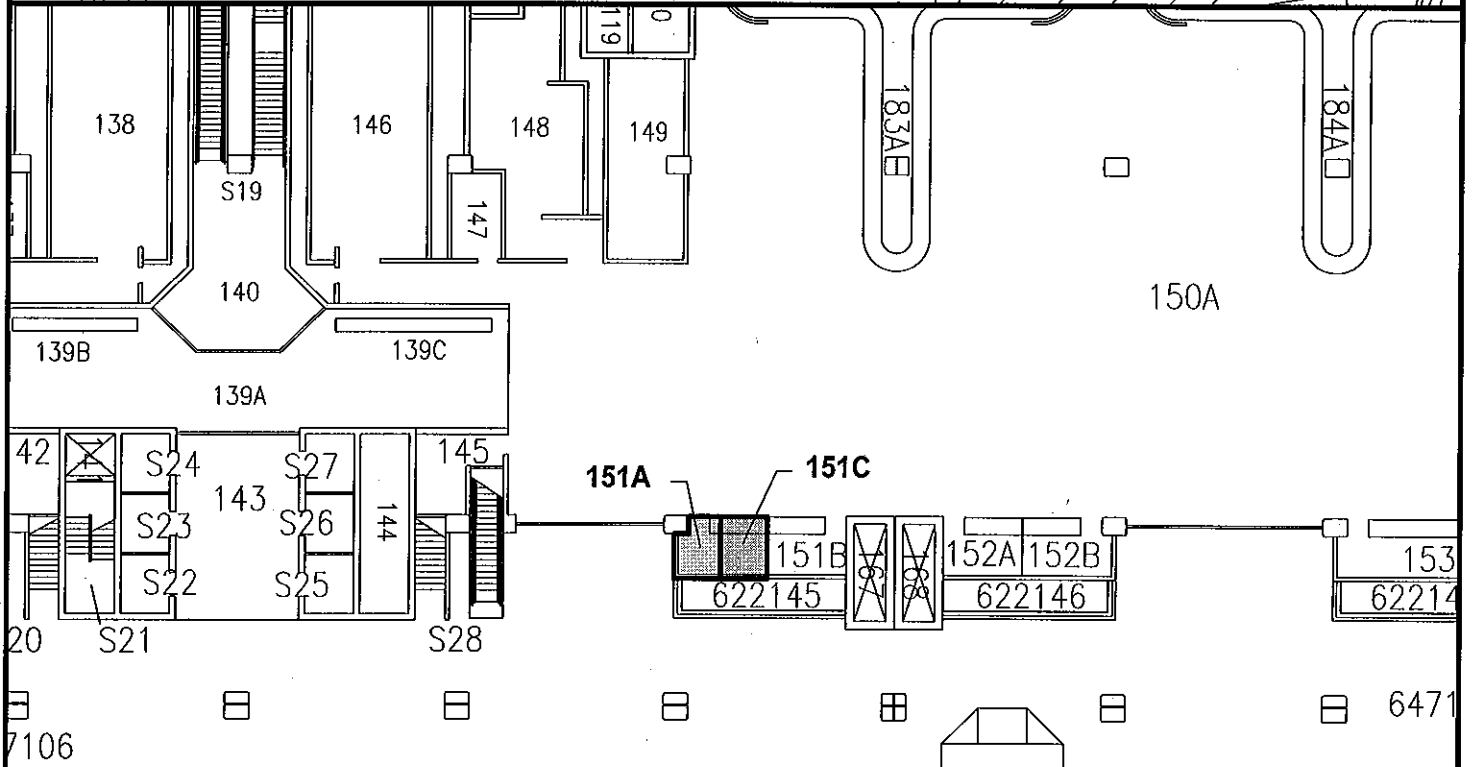
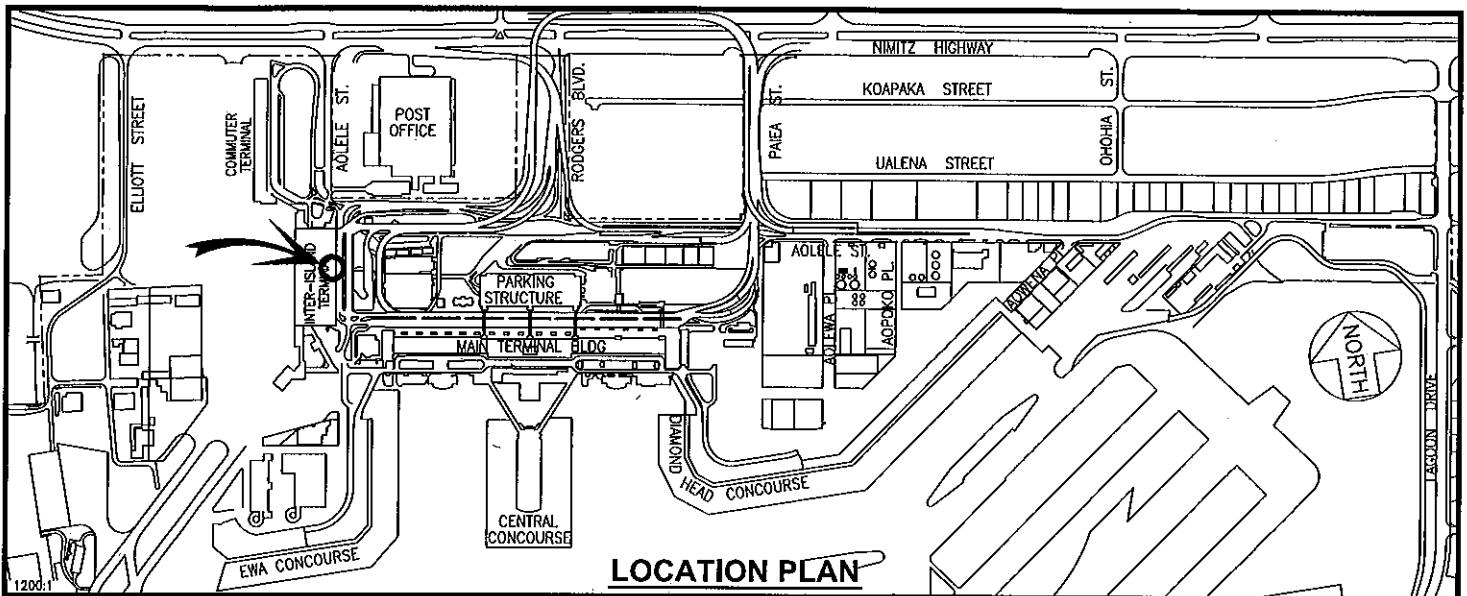


BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member



SCALE: 1" = 30'

BLDG/ROOM	SQ. FT.
310 151A	73
310 151C	79

DATE : DECEMBER 2009

EXHIBIT: **B-1**



Airports Division

PASSENGER SERVICE

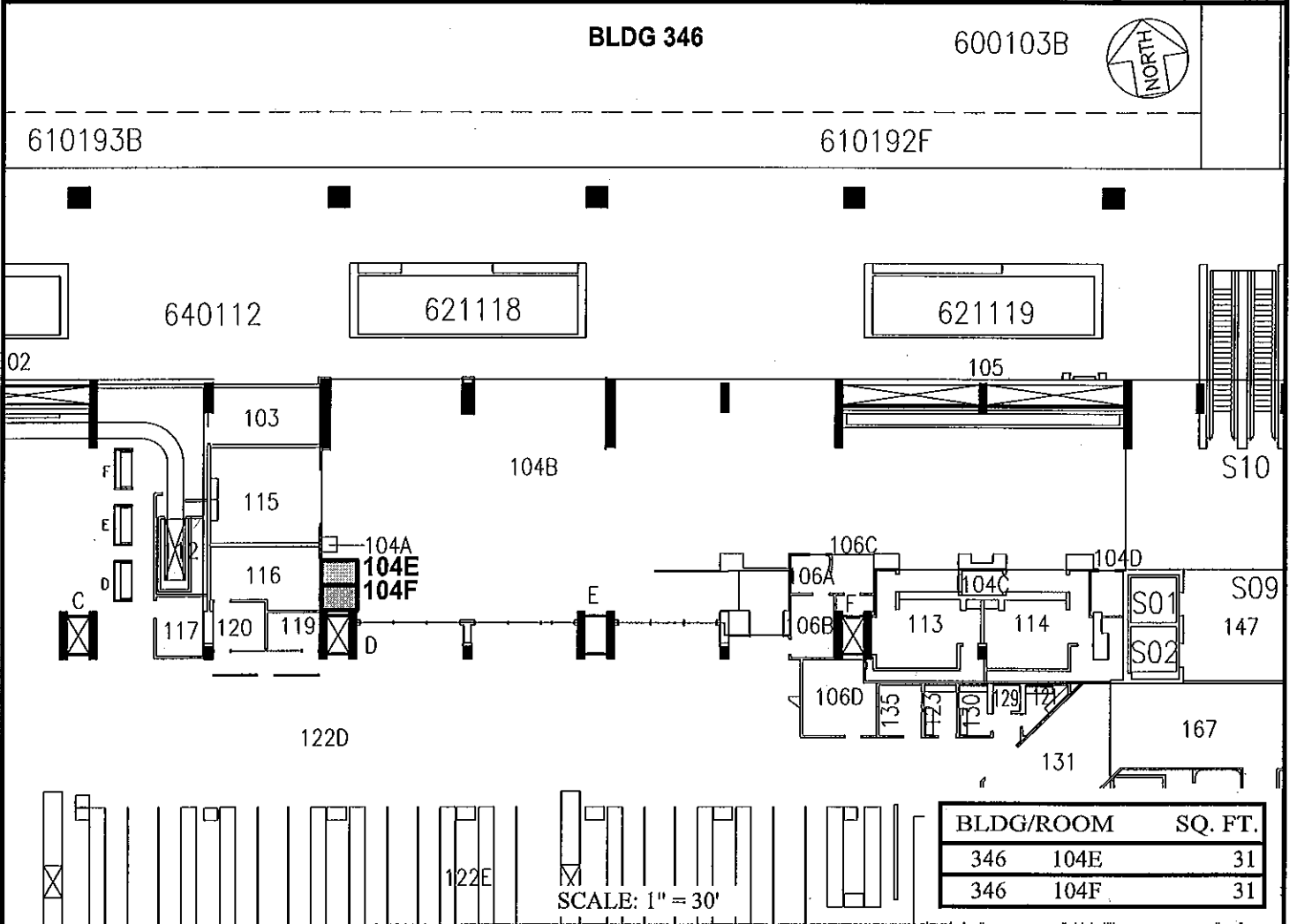
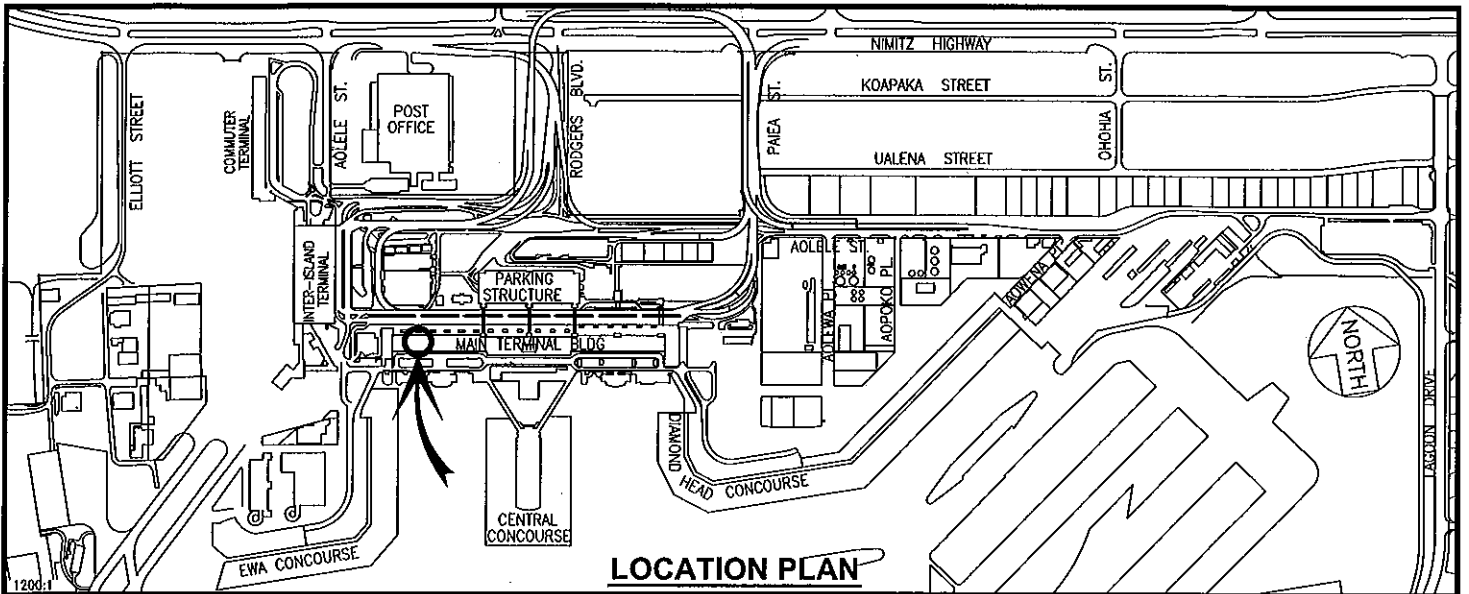
BUILDING 310
INTER-ISLAND TERMINAL
GROUND LEVEL

310151A
 310151C

PLAT E1

HONOLULU INTERNATIONAL AIRPORT

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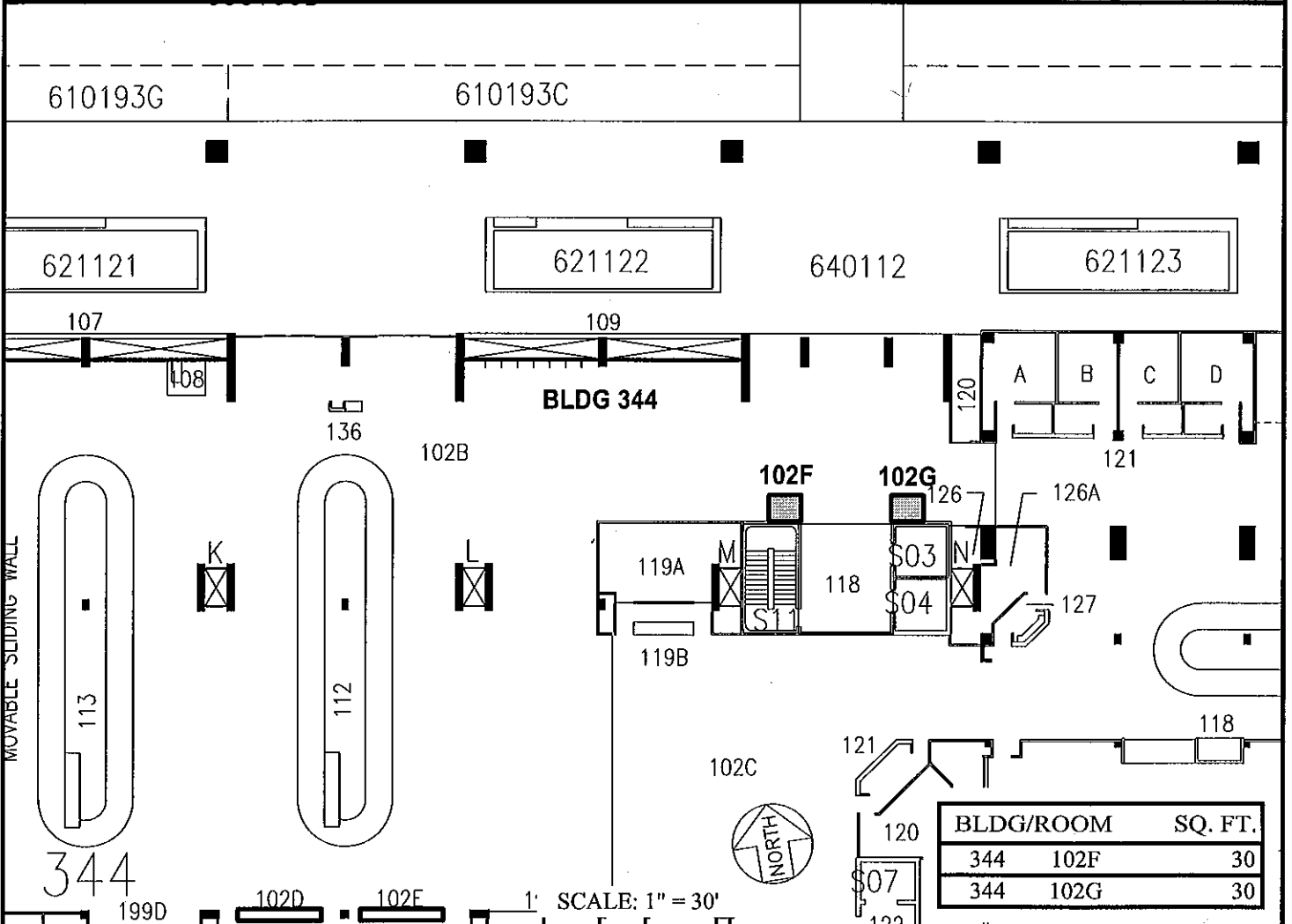
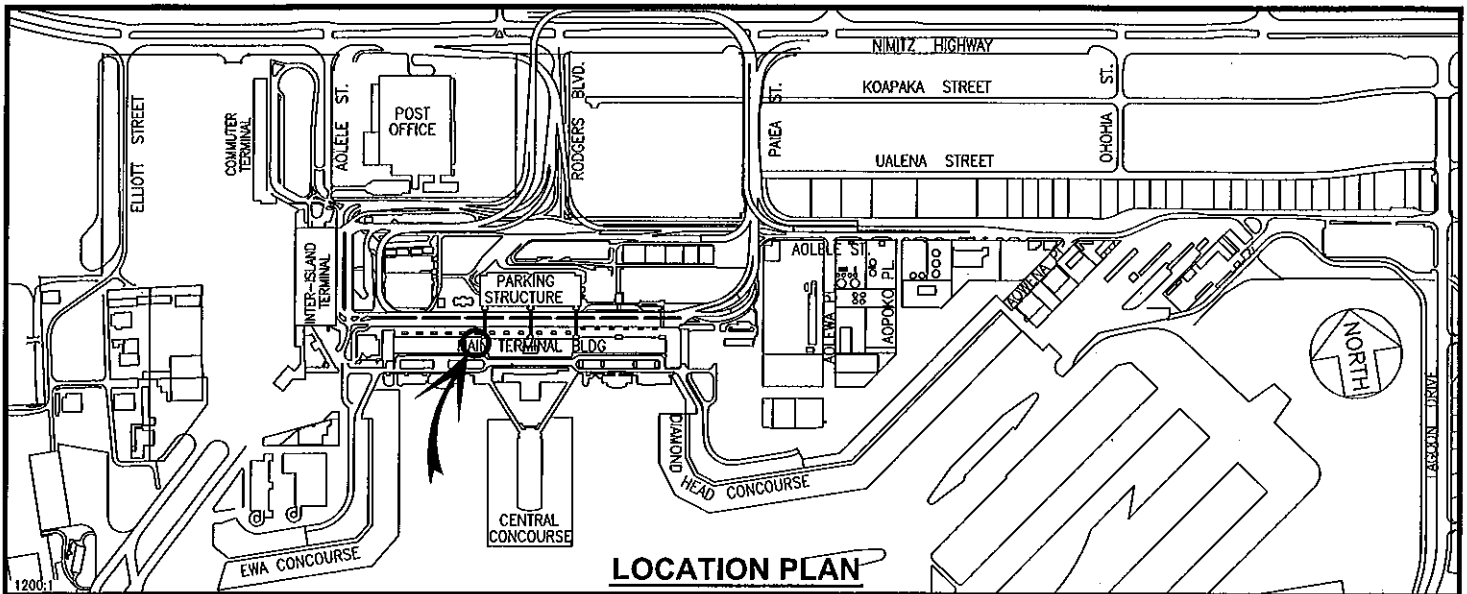
DATE : DECEMBER 2009

EXHIBIT: **B-2**

<p>Airports Division</p>	<p>KIOSK SPACES</p>	<p>BUILDING 346 INTERNATIONAL ARRIVALS GROUND LEVEL</p>	<p>346104E 346104F PLAT E1</p>
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HONOLULU INTERNATIONAL AIRPORT

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DATE : DECEMBER 2009

EXHIBIT: **B-3**



Airports Division

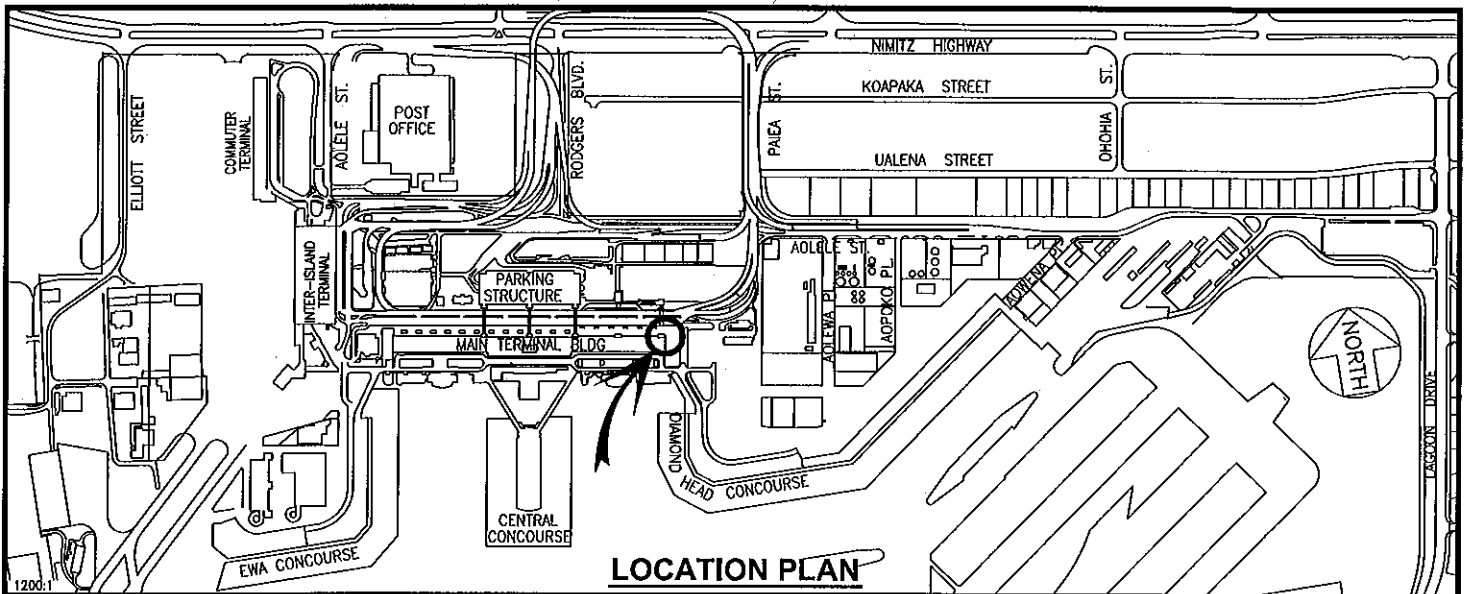
PASSENGER SERVICE

BUILDING 344
EWA DOMESTIC EXTENSION
GROUND LEVEL

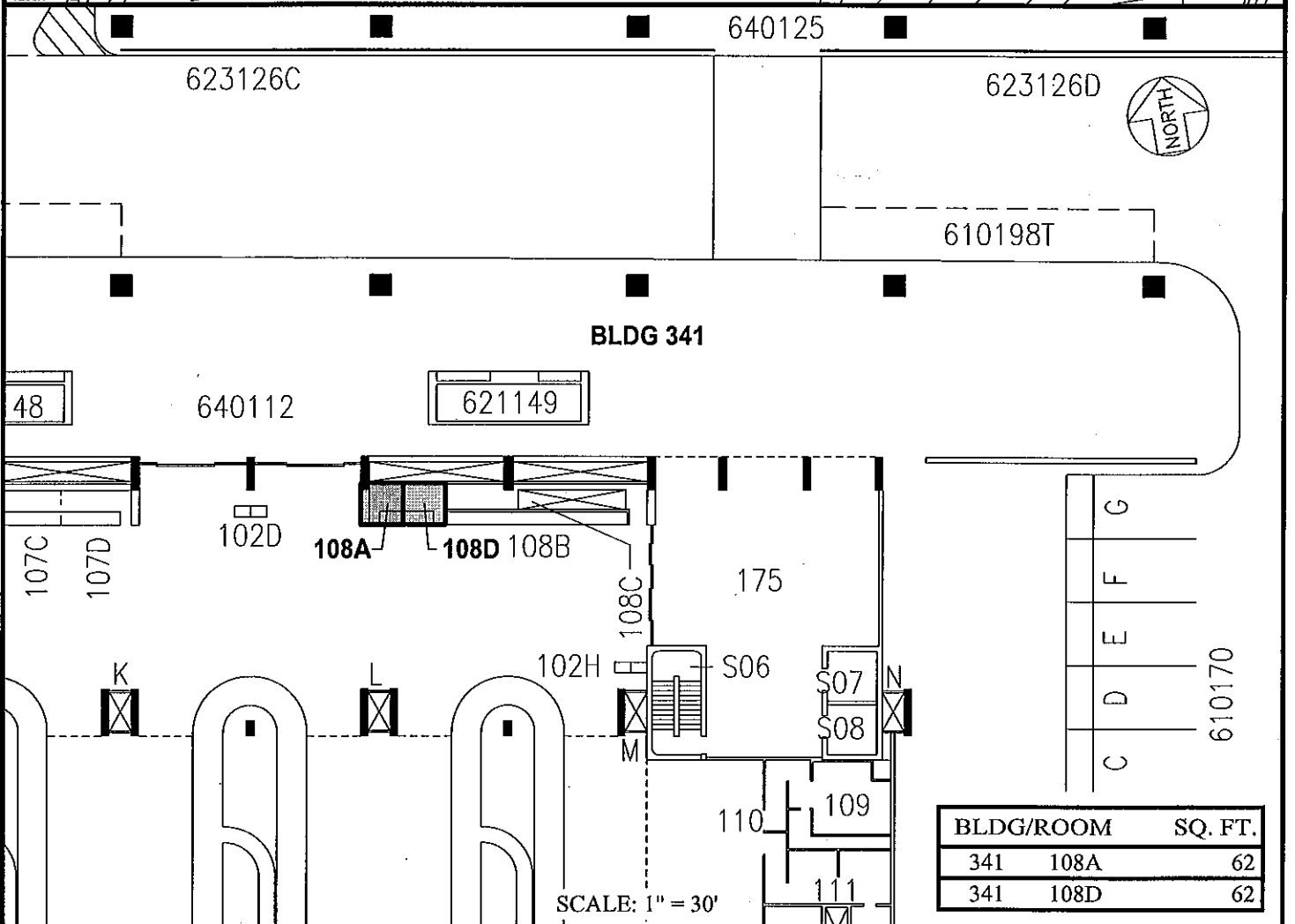
344102F
344102G
PLAT A1

HONOLULU INTERNATIONAL AIRPORT

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LOCATION PLAN



SCALE: 1" = 30'

BLDG/ROOM	SQ. FT.
341 108A	62
341 108D	62

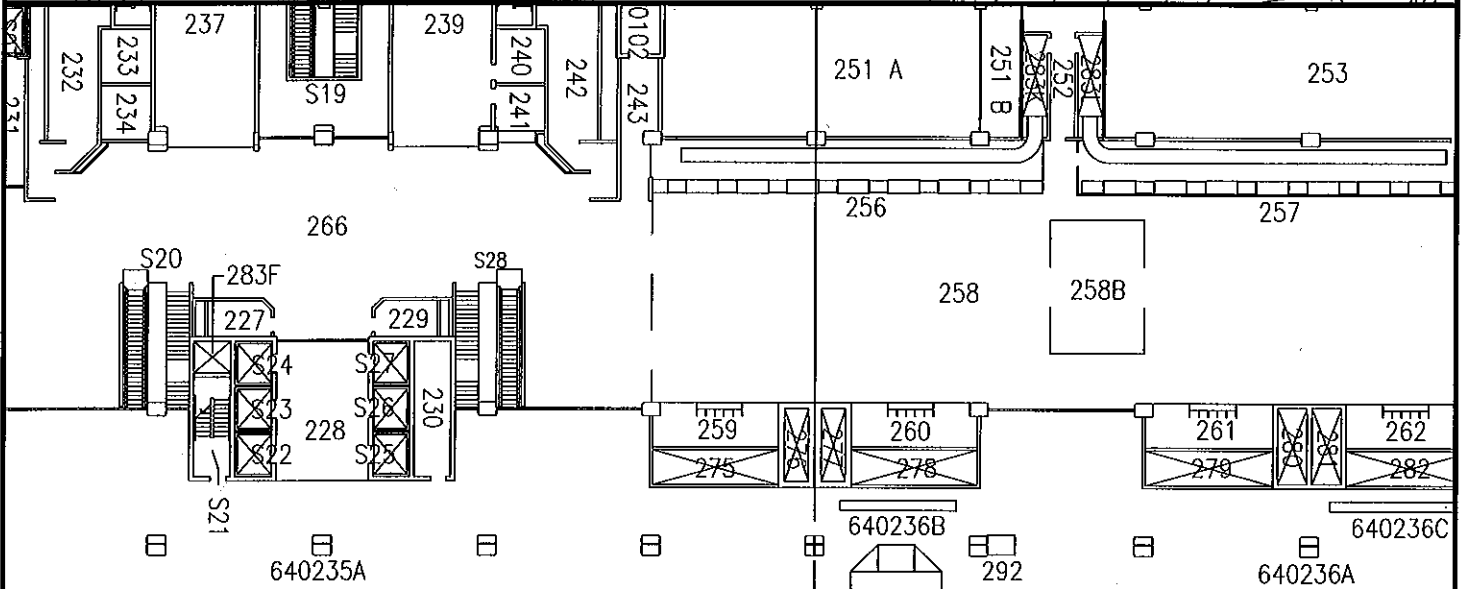
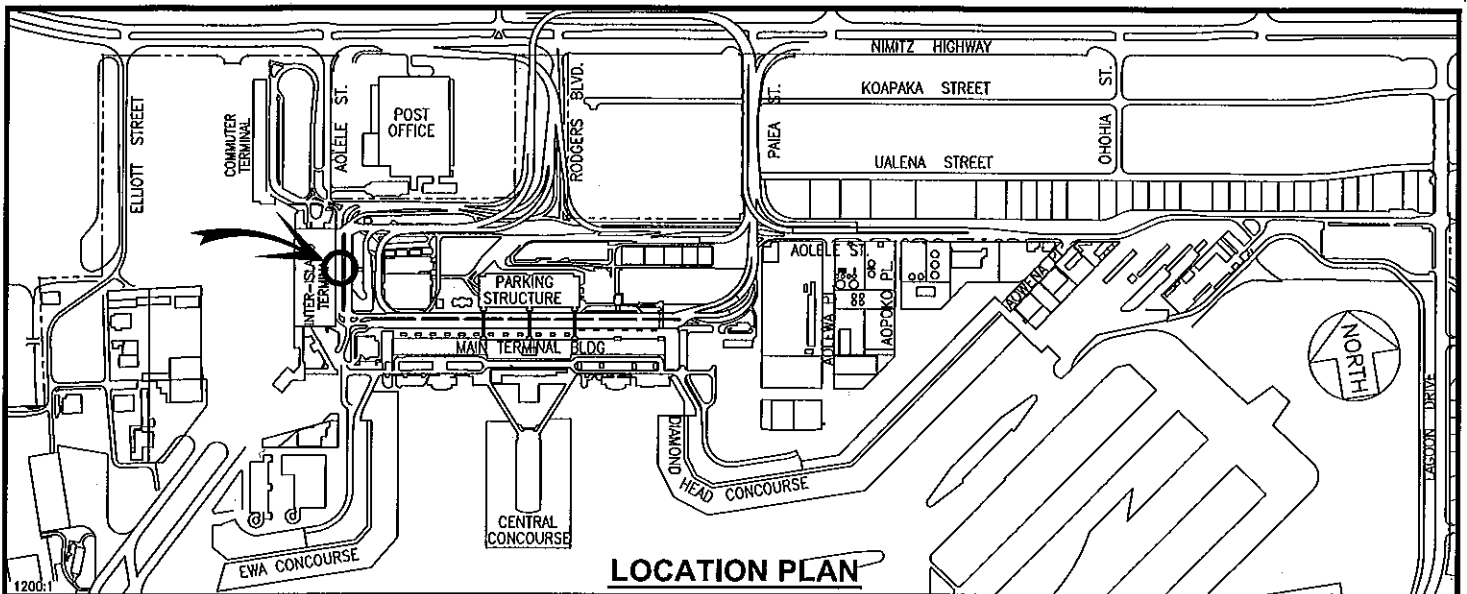
DATE : DECEMBER 2009

EXHIBIT: **B-4**

 <p>Airports Division</p>	<p>PASSENGER SERVICE</p>	<p>BUILDING 341 DIAMOND HEAD EXTENSION GROUND LEVEL</p>	<p>341108A 341108D PLAT A1</p>
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HONOLULU INTERNATIONAL AIRPORT

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640237

610203B

610203A

SCALE: 1" = 40'

AREA/SPACE	SQ. FT.
610 203A	657
610 203B	657

DATE : DECEMBER 2009

EXHIBIT: **B-5**



Airports Division

PASSENGER
PICK-UP / DROPOFF

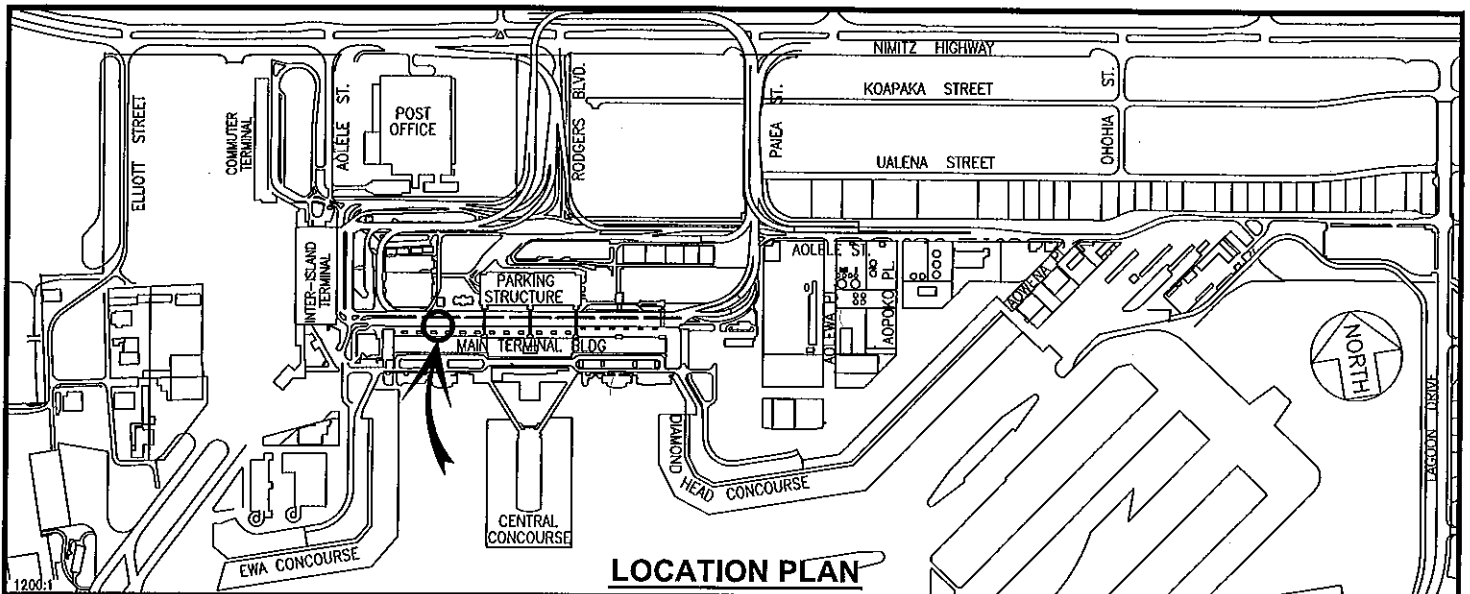
BUILDING 310
INTER-ISLAND TERMINAL
SECOND LEVEL

610203A
610203B

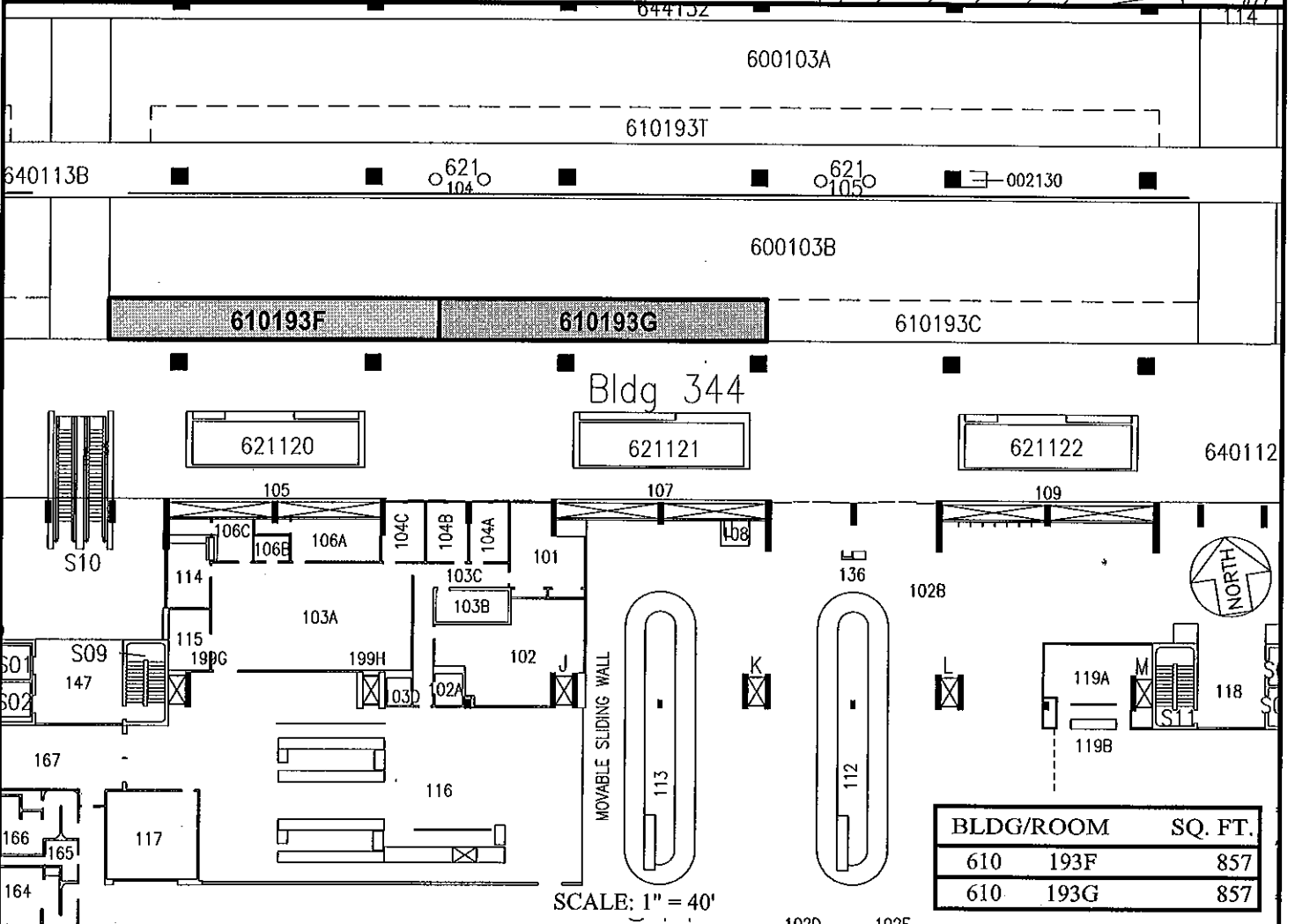
PLAT E2

HONOLULU INTERNATIONAL AIRPORT

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LOCATION PLAN



DATE : DECEMBER 2009

EXHIBIT: **B-6**



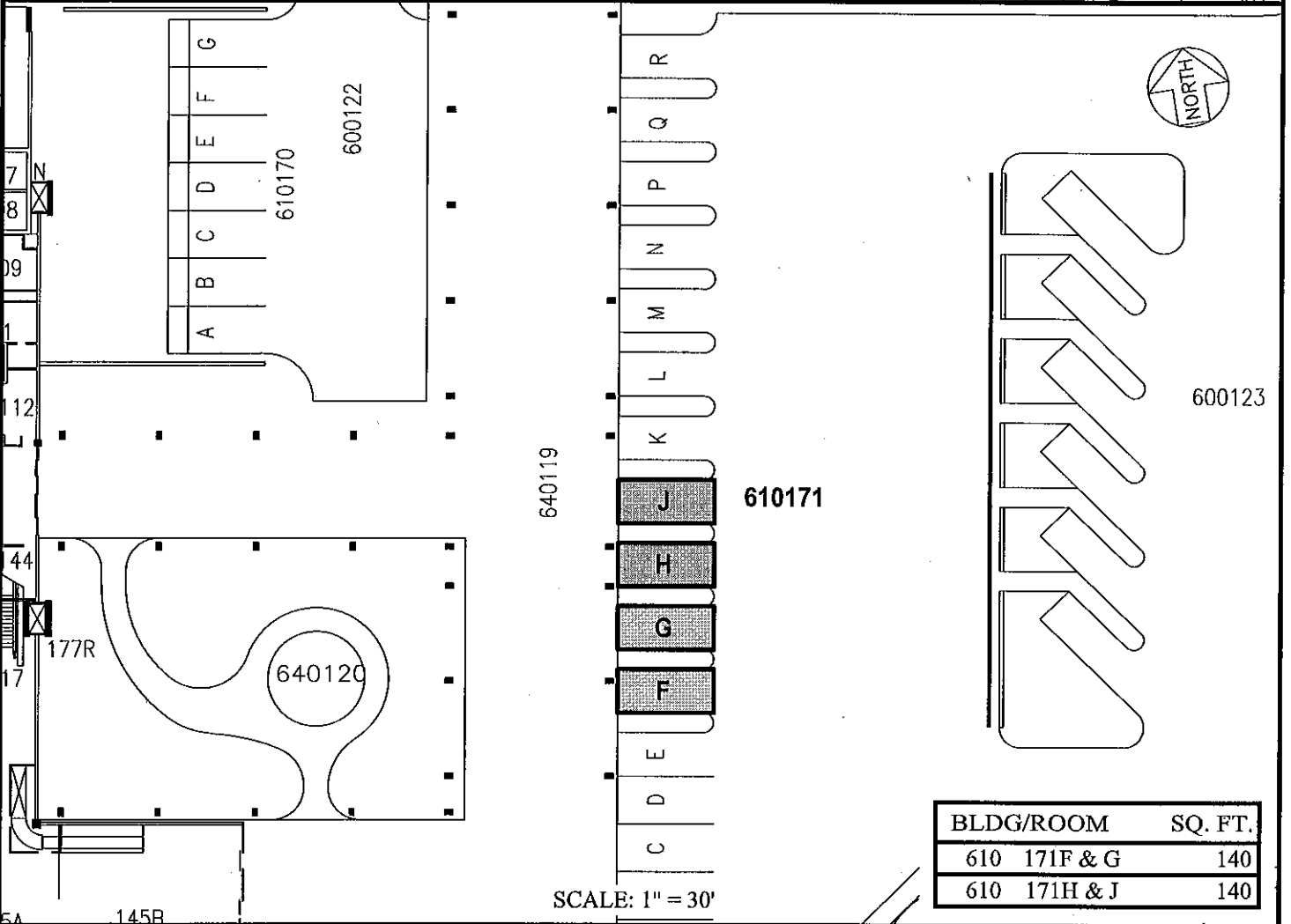
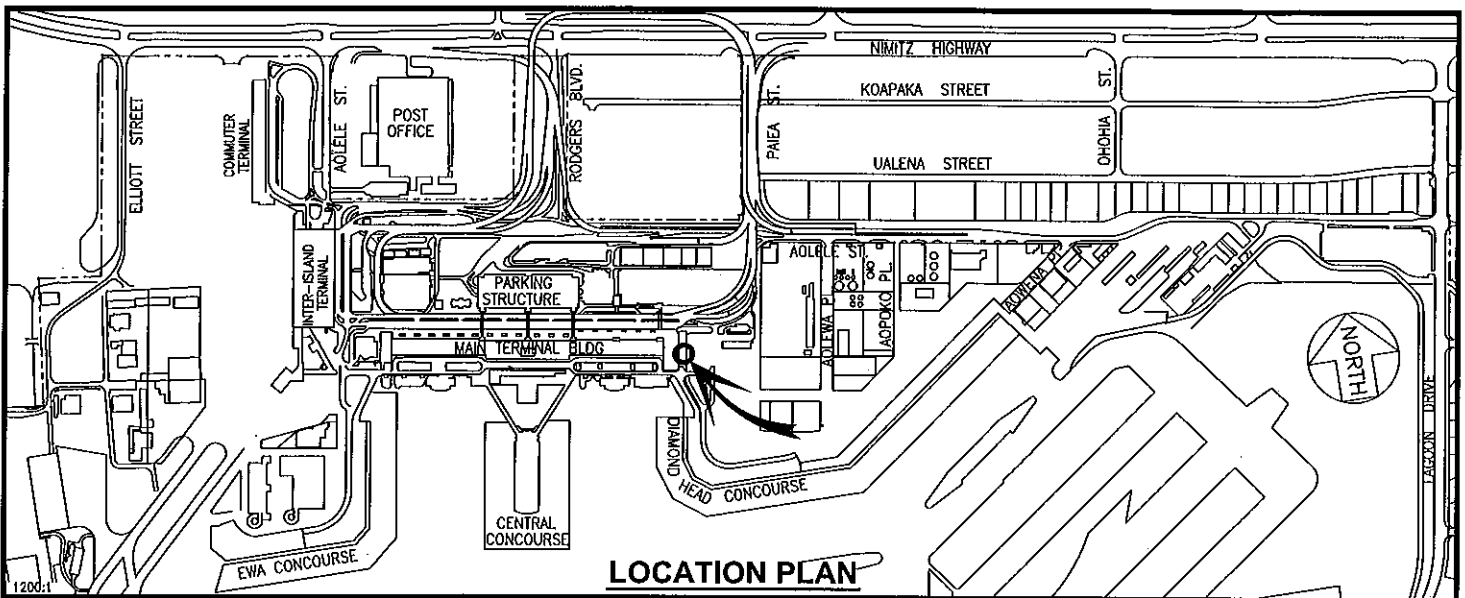
PASSENGER PICK-UP
PICK-UP / DROPOFF

BUILDING 344
EWA DOMESTIC EXTENSION
GROUND LEVEL

610193F
610193G
PLAT A1

HONOLULU INTERNATIONAL AIRPORT

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DATE : DECEMBER 2009

EXHIBIT: **B-7**



PASSENGER
PICK-UP/DROPOFF

BUILDING 344
EWA DOMESTIC EXTENSION
GROUND LEVEL

610171F&G
610171H&J
PLAT A1

HONOLULU INTERNATIONAL AIRPORT

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